

February 7, 2008

**CEQA Initial Study - Environmental Checklist Form  
(Based on the State CEQA Guidelines, Appendix G Rev. 10/04)**

**FOR PURPOSES OF CONSIDERATION OF  
Wireless Telecommunications Facility - Clevenger Canyon; P06-092**

1. Project Number(s)/Environmental Log Number/Title:  
  
P06-092, Log No. 06-09-024; Wireless Telecommunications Facility – Clevenger Canyon
2. Lead agency name and address:  
County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666
3.
  - a. Contact: Merry Tondro, Project Manager
  - b. Phone number: (858) 694-3716
  - c. E-mail: Merry.Tondro@sdcounty.ca.gov.
4. Project location:  
  
19109 Horizon View Drive in the Ramona Community Planning area in the unincorporated San Diego County (APN 279-020-88).  
  
Thomas Brothers Coordinates: Page 1152 & 409, Grid B&C/1&2 on 1152
5. Project Applicant name and address:  
  
Karen Adler  
Plancom Inc.  
302 State Place  
Escondido, CA 92029

6. General Plan Designation  
Community Plan: Ramona  
Land Use Designation: 18 (Multiple Rural Use)  
Density: 1 du/4, 8, 20 acre(s)
7. Zoning  
Use Regulation: A70 (Limited Agriculture)  
Minimum Lot Size: 8 acre(s)  
Special Area Regulation: Por S (Scenic)
8. Description of project

The proposed project is a Major Use Permit to construct, operate and maintain an unmanned telecommunications facility consisting of one (1) 50-foot tall faux monopine mounted with twelve (12) panel antennas, one (1) microwave antenna, and one (1) GPS antenna. Associated equipment will consist of one (1) emergency standby generator, power and telco panels, a cable bridge, and an exhaust fan all contained within a Concrete Masonry Unit (CMU) block building measuring 21-feet long by 16-feet and 4-inches wide by approximately 12-feet tall with Spanish-style tile to match the on-site residence which existed until the October 2007 wildfires. Additionally, the 50-foot faux monopine and associated equipment shelter will be completely surrounded by an 8-foot tall CMU block wall as a noise control element. The project site is located at 19109 Horizon View Drive in the Ramona Community Planning area, within unincorporated San Diego County. The property is zoned as A70 (Limited Agricultural) which allows Wireless Telecommunication Facilities under the Tier 4 Classification with an approved Major Use Permit pursuant to Section 6985(a) of the Zoning Ordinance. The San Diego County General Plan designates the site as (18) Multiple Rural Use. Access to the property is through an unpaved private driveway from Horizon View Drive to Highway 78.

The project would involve approximately one vehicle trip per month for routine maintenance of the facility. No extension of sewer or water utilities will be required by the project because the project proposes to use groundwater to meet the small demands of the proposed landscaping for the project. This landscaping will consist of three (3) thirty-six inch (36") Aleppo Pine trees to be planted to the north, west, and south side of the equipment enclosure.

The following project design considerations would be implemented to minimize environmental impacts: the equipment structure will have a Spanish tile roof to match the on-site residence which existed until the October 2007 wildfires, the equipment structure will be painted to blend in with the existing rocks on site, RF socks will be placed over the proposed antennas, the branches of the proposed

monopine will extend over the antennas, and landscaping consisting of three (3) thirty-six inch (36") Aleppo Pine Trees (*Pinus Halepensis*) will be placed on the north, west, and south side of the proposed equipment shelter.

9. Surrounding land uses and setting:

Lands surrounding the project site are used for residential and agricultural uses. The topography of the project site and adjacent land is relatively hilly. The surrounding area consists of landscaping with mature trees and shrubs as well as avocado groves along most of the steep slopes. The parcels immediately to the north and west of the site are currently vacant open space. The parcel to the southwest is currently being utilized for limited agriculture, specifically orchard production. Until the October 2007 wildfires, the parcel to the southeast supports a single-family residence. The site is located approximately 2,000 feet west of Highway 78.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Major Use Permit	County of San Diego
Fire District Approval	FP-2 Compliant

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> <u>Aesthetics</u>                      | <input type="checkbox"/> <u>Agriculture Resources</u>              | <input type="checkbox"/> <u>Air Quality</u>                       |
| <input type="checkbox"/> <u>Biological Resources</u>            | <input type="checkbox"/> <u>Cultural Resources</u>                 | <input type="checkbox"/> <u>Geology &amp; Soils</u>               |
| <input type="checkbox"/> <u>Hazards &amp; Haz. Materials</u>    | <input type="checkbox"/> <u>Hydrology &amp; Water Quality</u>      | <input type="checkbox"/> <u>Land Use &amp; Planning</u>           |
| <input type="checkbox"/> <u>Mineral Resources</u>               | <input type="checkbox"/> <u>Noise</u>                              | <input type="checkbox"/> <u>Population &amp; Housing</u>          |
| <input type="checkbox"/> <u>Public Services</u>                 | <input type="checkbox"/> <u>Recreation</u>                         | <input checked="" type="checkbox"/> <u>Transportation/Traffic</u> |
| <input type="checkbox"/> <u>Utilities &amp; Service Systems</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |   |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

\_\_\_\_\_  
Signature

Merry Tondro  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
February 7, 2008

Date

\_\_\_\_\_  
Land Use/Environmental Planner  
Title

## **INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

## ENVIRONMENTAL REVIEW CHECKLIST

### I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista; substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; or substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

#### Discussion/Explanation:

**Less Than Significant Impact:** Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. State scenic highways refer to those highways that are officially designated by the California Department of Transportation. Generally, the viewshed from a highway includes the land adjacent to and visible from the vehicular right-of-way and extends the distance of a motorist's line of vision, using a reasonable boundary when the view extends to the distant horizon. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

Based on a site visit completed by County staff on October 20, 2006, and a Visual Analysis prepared by Development Design Services & Graphic Access, Inc., the proposed project is visible from State Route 78, a Second priority scenic route. The proposed project will not have an adverse effect on this scenic route because the telecommunications facility is compatible with the existing visual environment and only brief, intermittent views of the site are available to motorists through breaks in the dense oak-woodland or through trees that surround the highway. Furthermore, the project will be located approximately .5 miles to the west of the highway. The existing visual character and quality of the project site and surrounding can be characterized as rural and agricultural with existing mature landscaping present. The proposed telecommunications facility is compatible with the existing visual environment in terms of visual character and quality because the facility has been designed to match the natural existing elements present on-site. The equipment shelter will contain a Spanish style roof and will be painted to match existing rocks in the surrounding area, three (3) thirty-

six inch (36") pine trees will be planted to the north, west and south of the shelter to blend with the proposed monopine, and the antennas will be covered by the branches of the monopine and by socks. By relating to the natural setting through the use of a faux pine-tree and by minimizing the visibility of the equipment enclosure through supplemental landscaping and design, the project will not adversely affect the visual beauty and rural community character of the area.

The project will not result in cumulative impacts to a scenic resource within the scenic route and will not cumulatively degrade the existing visual character and quality of the site and its surroundings because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Those projects listed in Section XVII. Mandatory Findings of Significance are located within the composite viewshed of the a Second Priority Scenic Route and could contribute to a degradation of the visual character and quality, however no cumulative impact was identified because there was only one existing telecommunications facility identified. Furthermore, the project proposes a stealth 50-foot tall monopine supplemented with landscaping which enables the facility to blend in with the surrounding area. The equipment structure will have a Spanish tile roof to match the on-site residence which existed until the October 2007 wildfires, the equipment structure will be painted to blend in with the existing rocks on-site, RF socks will be placed over the proposed antennas, the branches of the proposed monopine will extend over the antennas, and landscaping consisting of three (3) thirty-six inch (36") Aleppo Pine Trees (*Pinus Halepensis*) will be placed on the north, west, and east side of the proposed equipment shelter to adequately camouflage the facility. Although the on-site residence has burned down as a result of the October 2007 fires, the surrounding topography is characterized by many hills and varied slopes, which will provide camouflage until the natural vegetation returns. Therefore, the project will not result in any adverse project or cumulative adverse aesthetic effect.

b) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose any use of outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. Therefore, the project will not create any new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in area.

**II. AGRICULTURAL RESOURCES** -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The surrounding area, within a radius of one mile, has land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. However, the proposed project was determined not to have significant adverse project or cumulative level impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use for the following reasons: the project is for an unmanned cellular facility that will not interfere with agricultural production and will only occupy a small section of the subject parcel. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use will occur as a result of this project.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site is zoned A70 (Limited Agriculture), which is considered to be an agricultural zone. However, the proposed project will not result in a conflict in zoning for agricultural use, because the A70 Zone allows civic uses upon issuance of a Major Use Permit. The proposed telecommunications facility will not create a conflict with existing zoning for agricultural use. The project site is not under a Williamson Act Contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.



**III. AIR QUALITY** -- Would the project conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to an existing or projected air quality violation; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting a substantial number of people?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project would not conflict or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to an existing or projected air quality violation because emissions from the construction phase would be minimal and localized, resulting in PM<sub>10</sub> and VOC emissions below the screening-level criteria established by San Diego Air Pollution Control District (SDAPCD) Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. Emissions associated with the project include very limited emissions of PM<sub>10</sub>, NO<sub>x</sub> and VOCs from construction/grading activities and trips to and from the facility. The limited scale of construction and the limited vehicle trips (1 – 2 per month) associated with the project would not constitute a significant air quality impact. Furthermore, any grading in excess of 200 cubic yards is subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM<sub>10</sub>. Also, the project does not include any elements that would cause objectionable odors and the project would not result in exposure of significant pollutant concentrations to sensitive receptors because the project will not produce significant pollutant concentrations.

**IV. BIOLOGICAL RESOURCES** – Would the project:

- a) Have a substantial adverse effect, either directly or indirectly through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service; have a substantial adverse effect on federally protected wetlands as defined by Section

404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a site visit by County staff on October 20, 2006, it has been determined that the project footprint has been completely disturbed and contains no native vegetation or habitats. No riparian habitat or other sensitive natural community has been identified within or adjacent to the area proposed for off-site impacts resulting from road improvements, utility extensions, etc.; and no wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S. could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community; any candidate, sensitive, or special status species; wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers; and would not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Since no biological impacts would occur, the project would not contribute to cumulative impacts to these resources.

- b) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Refer to the attached Ordinance Compliance Checklist dated February 7, 2008, for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local,

regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

**V. CULTURAL RESOURCES** – Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5; cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5; or disturb any human remains, including those interred outside of formal cemeteries?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Gail Wright on October 24, 2007, it has been determined that the project site does not contain any historical or archaeological resources.

- b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains. In addition, the project would not impact any unique geologic feature that has been catalogued within the Conservation Element (Part X) of the County's General Plan.

**VI. GEOLOGY AND SOILS** – Would the project

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; landslides; ?
  - ii. Strong seismic ground shaking?
  - iii. Seismic-related ground failure, including liquefaction?
  - iv. Landslides?
  - v. Result in substantial soil erosion or the loss of topsoil?
  - vi. Unstable geological conditions?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact::** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997. Fault-Rupture Hazards Zones in California and the Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. The site is located in a very low to marginal landslide susceptibility zone. Also, according to the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973, the soils on-site are identified as Cienega-Fallbrook rocky sandy loams that have a soil erodibility rating of severe and are not considered expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994).

However, the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death because the project is for an unmanned wireless telecommunication facility that would not involve habitable structures or significant construction of property. In addition, the project will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not

located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.

Based on the above, there will be a less than significant impact from the exposure of people or structures to potential adverse effects from rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or to substantial risks to life or property due to expansive soil. Also, the project will not result in substantial soil erosion or the loss of topsoil, nor will there be a potentially significant impact from the exposure of people or structures to unstable geologic conditions.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Also, all the of past, present and future projects included on the list of projects that involve issuance of a building permit will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code.

- b) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is for an unmanned wireless telecommunication facility and does not propose any septic tanks or alternative wastewater disposal systems since no wastewater will be generated.

**VII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; through

reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; through the emission or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or because the site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project is for an unmanned wireless telecommunications facility that includes a back-up gas generator. However, the project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans, chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of on-site. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Therefore, due to the strict requirements that regulate hazardous substances outlined above and the fact that all onsite hazardous materials storage will occur in compliance with local, State, and Federal regulation; the project will not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances.

- b) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport or a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not within two miles of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- c) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within

10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone.

d) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The proposed project has demonstrated compliance with County Policy FP2, Fire Code Compliance for Cellular Facilities. The goal of the fire prevention standards in Policy FP2 are to make sure cellular sites are self protecting, with no fire agency emergency response anticipated, especially in major wildland incidents. This is accomplished primarily through construction with non-combustible exterior materials. The associated equipment will be fully contained within a CMU block building with a Spanish-style tile roof. Additionally, this equipment shelter as well as the fifty foot (50') high faux monopine will be surrounded completely by an eight foot (8') tall CMU block wall. Based on compliance with the County Policy FP2, Fire Code Compliance for Cellular Facilities, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.



- e) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, the project is for an unmanned telecommunication facility that would not include any new residents or occupants that could be exposed to existing vector sources.

**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

- a) Violate any water quality standards or waste discharge requirements?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes an unmanned wireless telecommunication facility which requires completion of a Stormwater Management Plan (SWMP) for Minor Projects which demonstrates that the project will comply with all requirements of the County of San Diego Watershed Protection Ordinance. The project proposes minor grading and trenching and construction of the telecommunication facility and will be required to implement site design measures and/or source control BMPs to protect pollutants to the maximum extent practicable from entering storm water runoff and receiving waters. Implementation of BMPs such as silt fences and gravel bag berms, as detailed in the SWMP for this project, will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff

Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

The proposed BMPs identified in the project's SWMP for minor projects are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project is for an unmanned wireless telecommunication facility that includes establishment of landscaping for screening purposes. The proposed landscaping will rely on groundwater for irrigation for a maximum of five years. The proposed landscaping is expected to become established within five years and to be able to survive without irrigation thereafter. Therefore, based on the limited scale of proposed landscaping and the temporary nature of proposed groundwater use for irrigation, the project would not have a significant adverse impact on the availability or recharge of groundwater.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or that would substantially increase the rate or amount of surface runoff. The project proposes minor grading and construction for the installation of an unmanned telecommunication facility. Existing natural topography, vegetation, or drainage courses on-site or off-site will not be altered as a result of the project, therefore existing drainage patterns will not be altered and flooding would not increase. Furthermore, the project has completed a Stormwater Management Plan (SWMP) that requires implementation of BMPs to prevent the erosion processes from occurring, and to prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the SWMP is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

- d) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Additionally the project would not provide substantial additional sources of polluted runoff. The project applicant has submitted a Stormwater Management Plan which demonstrates how runoff will be effectively managed. Therefore, the project will have a less than significant impact on water drainage systems.

- e) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

**No Impact:** No significant drainage swales were identified on the project site. The project is not proposing to place new structures with a potential for human occupation within flood areas and will not place new access roads or other new improvements in flood areas which will limit access during flood events or affect downstream properties. Therefore, the project will have no impact on hazards related to the potential flooding of habitable structures.

- f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project site contains no significant drainage swales. The project is not proposing to place new structures, new access roads, or other new improvements which will impede or redirect flood flows in flood areas. Therefore, the project will not have a significant impact on or redirect 100-year flood flows.

- g) Expose people or structures to a significant risk of loss, injury or death from flooding, including flooding as a result of the failure of a levee or dam; or from inundation by seiche, tsunami, or mudflow?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard areas that include a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

**IX. LAND USE AND PLANNING** -- Would the project:

- a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is for an unmanned wireless telecommunication facility and does not propose the introduction of major roadways, water supply systems, or other major infrastructure that could significantly disrupt or divide the established community. Therefore, the project will have no impact on the potential division of an established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is subject to the Regional Land Use Element Policy 2.4 (non-urban residential designation) and General Plan Land Use Designation (18) Multiple Rural Use. The project is consistent with the General Plan because the wireless telecommunication facility would not change the planned residential character of the Land Use Designation due to the fact that the proposed equipment structure will have a Spanish tile roof to match the residence which existed until the October 2007 wildfires, the equipment structure will be painted to blend in with the existing rocks on-site, RF "socks" will be placed over the proposed antennas, the branches of the proposed monopine will extend over the antennas, and landscaping consisting of three (3) thirty-six inch (36") box Aleppo Pine trees (*Pinus Halepensis*) will be placed on the north, west, and south side of the proposed equipment shelter to blend with the proposed monopine. In addition, A review of the San Diego County General Plan determined that the proposed project is consistent with the applicable policies because the (18) Multiple Rural Use Land Use Designation and Regional Category of Estate Development Area (EDA) which allows and anticipates civic uses supporting residential uses. Furthermore, the Public Safety Element policies encourage the continual improvement of a countywide telephone communications system.

The project is subject to the policies of the Ramona Community Plan. This project is consistent with the Ramona Community Plan and will preserve and enhance Ramona's rural atmosphere due to the camouflaged design of the project. Multiple project design measures have been included to blend the facility into Ramona's existing rural landscape. These design measures include the following: the equipment structure will have a Spanish tile roof to match the on-site residence which existed until the October 2007 wildfires, the equipment structure will be painted to blend in with the existing rocks on site, RF "socks" will be placed over the proposed antennas, the branches of the proposed monopine will extend over the antennas, and landscaping shall be planted consisting of three (3) thirty-six inch (36") Aleppo Pine trees (*Pinus Halepensis*) will be placed on the north, west, and south side of the proposed equipment shelter. These design measures will ensure that the proposed faux monopine will appear more realistic and that the antennas will be sufficiently camouflaged. Additionally, the proposed landscaping will provide three new thirty-six inch Aleppo Pine trees on-site to aid in the

blending of the facility with the rural landscape surrounding the parcel. Therefore, the proposed project is consistent with the policies of the Ramona Community Plan. The property is zoned A70 which permits wireless telecommunication facilities upon the issuance of a Major Use Permit pursuant to the Zoning Ordinance Section 6980. Based on review of the project design and location, the necessary findings can be made. Therefore, the proposed project would be considered consistent with plan and zone.

**X. MINERAL RESOURCES** -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or to a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is for a wireless telecommunication facility that would involve a limited area of construction. Due to the small size of the project, any future use or availability of mineral resources would not be lost as a result of the project.

**XI. NOISE** -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is an unmanned Wireless Telecommunications Facility named Clevenger Canyon. Based on a site visit completed by County staff on October 20, 2006, and site conditions described in the Noise Analysis prepared by Eilar Associates received on March 21, 2007, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

#### General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is in excess of CNEL 60 dB(A), modifications must be made to project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Based on a Noise Analysis prepared by Eilar Associates and received on March 21, 2007, project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

#### Noise Ordinance – Section 36-404

Based on a Noise Analysis prepared by Eilar Associates, received on March 21, 2007, non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The site and adjacent properties are zoned A70 that has a one-hour average nighttime sound limit of 45 dBA. The project consists of equipment cabinets housed within a prefabricated equipment shelter. Noise generating equipment within the shelter is not considered a significant noise source. Proposed wall-mounted HVAC units and a standby generator will be located adjacent to the equipment shelter. The entire facility will be enclosed by an 8-foot high CMU wall on all four sides with solid metal gates located on the northwest and southwest sides. Based on the Noise Impact Analysis, the projected noise levels from the proposed generator and HVAC units combined will be as high as 40.9 dBA at the western property line which will be well below the 45 dBA property line sound level limit. The noise analysis considers the 8-foot high CMU wall enclosure a "noise control element" and is already incorporated into the wireless facility design. Therefore, the proposed HVAC units and standby generator will meet the property line noise level limits of the County Noise Ordinance (Section 36.404).

#### Noise Ordinance – Section 36.410

Based on a Noise Analysis prepared by Eilar Associates, received on March 21, 2007, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.410). Construction operations will occur only during permitted hours of operation pursuant to Section 36.410. Also, It is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.



Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b) and County of San Diego Noise Ordinance (Section 36.404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

- c) A substantial permanent, temporary, or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level. The proposed project is for a wireless telecommunication facility that would not result in an increase in noise levels by 10 decibels due to the limited noise producing equipment included as part of the project and based on the fact that the project will comply with noise limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable noise control regulations as detailed in Question XI. a). Also, the project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is for an unmanned wireless telecommunication facility that will not involve people being at the site on a regular basis. Maintenance activities will involve approximately one trip per month to the site by an employee. Therefore, the project would not result in a significant exposure of people to excessive noise levels.

**XII. POPULATION AND HOUSING** -- Would the project induce substantial population growth in an area, either directly or indirectly; displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or displace

substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is for an unmanned wireless telecommunication facility that would have no effect on the availability of housing. The project would not displace any housing or people and would not induce population growth. The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

### **XIII. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Based on the fact that the proposed site is served by the San Pasqual Volunteer Fire Department and the California Department of Forestry and Fire Protection and the fact that the project has been found to be FP-2 compliant in a letter dated June 13, 2007, the proposed project will not result in the need for significantly altered services or facilities. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

**XIV. RECREATION** – Would the project:

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Therefore, the project will not result in an increase in the use of existing parks or other recreational facilities.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project was reviewed by DPW staff, who determined that the proposed project will result in an additional 0.1 ADT. The addition of 0.1 ADT will not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. Therefore, the project will not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system. Also refer to the answer for XV. b. below.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant Impact Unless Mitigation Incorporated:** The proposed project will result in an additional 0.1 ADT. The project was reviewed by DPW staff and was determined not to exceed a level of service (LOS) standard at the direct project level. Therefore, the project will not have a significant direct project-level impact on the

LOS standards established by the County congestion management agency for designated roads or highways.

However, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates an additional 0.1 ADT. These trips will be distributed on circulation element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

In order to mitigate its incremental contribution to significant cumulative traffic impacts, the proposed project will pay the TIF prior to obtaining building permits.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is located near a public or private airport. The project was reviewed by the Federal Aviation Administration (FAA) and was determined not to result in a change in air traffic patterns for the following reasons: the FAA conducted an aeronautical study under the provisions of 79 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning P06-092 Wireless Telecommunications Facility – Clevenger Canyon. The aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation. Therefore, the proposed project will not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project will not significantly alter traffic safety on State Route 78 (SR 78) or any other public road. A safe and adequate sight distance shall be required at all driveways and intersections to the satisfaction of DPW. Any and all road improvements will be constructed according to the County of San Diego Public and Private Road Standards. Roads used to access the proposed project site shall be to County standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

- e) Result in inadequate emergency access?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not result in inadequate emergency access. Ed Hayman, Fire Marshall for the Department of Planning and Land Use, has reviewed the proposed project and has determined that there is adequate emergency fire access.

f) Result in inadequate parking capacity?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** An area for one vehicle is available near the proposed telecommunication facility for the approximate monthly maintenance visits. Due to the limited frequency of vehicle trips to the site and the fact that only one car will visit the site per visit, parking capacity is not a significant issues. Nonetheless, there is ample space for one vehicle to park for the periodic maintenance visits. Thus, the project will not result in an insufficient parking capacity on-site or off-site.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project does not propose any hazards or barriers for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists. Therefore, the project will not conflict with adopted policies, plans or programs supporting alternative transportation.

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |



Discussion/Explanation:

**No Impact:** The project does not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). Therefore, the project will not exceed any wastewater treatment requirements. Also, the project does not include new or expanded water or wastewater treatment facilities or require the construction or expansion of water or wastewater treatment facilities. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- b) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not involve the construction of new or expanded stormwater drainage facilities. As a result, significant environmental effects would not occur from the construction of new or expanded facilities.

- c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project is for an unmanned wireless telecommunication facility that includes establishment of landscaping for screening purposes. The proposed landscaping will rely on water for irrigation for a maximum of five years. The proposed landscaping is expected to become established within five years and to survive without irrigation thereafter. Therefore, based on the limited scale of proposed landscaping and the temporary nature of the proposed irrigation, the project will not result in the need for new or expanded water entitlements.

- d) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

**No Impact:** The proposed project for an unmanned wireless telecommunication facility and will not produce any wastewater; therefore, the project will not interfere with any wastewater treatment providers service capacity.

- e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

**No Impact:** The project is for an unmanned wireless telecommunication facility and would not generate solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore, compliance with any Federal, State, or local statutes or regulation related to solid waste is not applicable to this project.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
Teyssier TM	TM 5194
Steven Residence - OSE	AD 04-022
San Pasqual	ZAP 00-047
Boden – Cingular Wireless	ZAP 00-047W <sup>1</sup>
Ramona 57 Acres – OSE	AD 07-041

**Less Than Significant With Mitigation Incorporated:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially

significant cumulative effects related to traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes payment of the Transportation Impact Fee (TIF) to the County of San Diego. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less than Significant With Mitigation Incorporated:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to traffic. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes payment of the Transportation Impact Fee (TIF) to the County of San Diego. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

## **XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

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